

NOTICE OF SALE

Docket No. 2013-CP-02-544

By virtue of a decree heretofore granted in the case of Green Tree Servicing LLC against Michael E. Franks and April L. Franks, I, the undersigned Master in Equity for Aiken County, will sell on Monday, October 7, 2013, at 11:00 A.M., at the Aiken County Courthouse, 109 Park Avenue SE, Aiken, South Carolina, to the highest bidder:

All that certain piece, parcel or lot of land, with the improvements thereon, situate, located, lying, and being in the County of Aiken, State of South Carolina, the same being shown and delineated as Tract 22 containing (1.2764) acres, more or less, upon a Plat prepared for Michael Franks and April Franks by Donald G. Platt, RLS, recorded in the Office of the Register of Deeds for Aiken County, SC on February 8, 2007 in Plat Book PL-52 at page 349; and having such boundaries and measurements as shown thereon, more or less.

This being the same property conveyed to Michael Franks and April Franks by deed from Green Tree Servicing LLC, successor by merger to Walter Mortgage Company, LLC dated January 27, 2012 and recorded in the Office of the Register of Deeds for Aiken County, SC on February 20, 2012 in Book 4393 at page 365.

TMS No. 255-00-03-001


CURRENT ADDRESS OF PROPERTY IS: 1632 Oak Ridge Club Road
Windsor, SC 29856

SUBJECT TO ASSESSMENTS, AIKEN COUNTY TAXES, EXISTING EASEMENTS, EASEMENTS AND RESTRICTIONS OF RECORD, AND OTHER SENIOR ENCUMBRANCES, IF ANY.

TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Master in Equity, at the conclusion of the bidding, Five per cent (5%) of the bid in cash or equivalent, as evidence of good faith, same to be applied to the purchase price in case of compliance, but to be forfeited and applied first to costs and then to Plaintiff's debt in the case of non-compliance. Should the last and highest bidder fail or refuse to make the required deposit at time of bid or comply with the other terms of the bid within Twenty (20) days, then the Master in Equity may resell the property on the same terms and conditions on some subsequent Sales Day (at the risk of the said highest bidder.)

No personal or deficiency judgment being demanded, the bidding will not remain open after the date of sale, but compliance with the bid may be made immediately.

Purchaser to pay for preparation of the Master in Equity's deed, documentary stamps on the deed, recording of the deed, and interest on the amount of the bid from date of sale to date of compliance with the bid at the rate of 10.50% per annum.



M. Anderson Griffith
As Master in Equity for Aiken County

Plaintiff's Attorney:
J. Kershaw Spong
Post Office Box 944
Columbia, South Carolina 29202
803/779-8900